

City Council
Atlanta, Georgia

SUBSTITUTE ORDINANCE
BY: ZONING COMMITTEE

Z-02-45
7-30-02

02-0-1065

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA,
GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **519-573 Western Avenue, N.W.** be changed from the **I-1 (Light Industrial)** District, to the **C-3-C (Commercial Residential-Conditional)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **82** of the **14th** District, Fulton County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Conditions for Z-02-45

1. The combined (i.e. residential and non-residential) floor area ratio (FAR) for the development of this property shall not exceed 2.0.

LAND DESCRIPTION - PHASE I

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 82 OF THE 14TH DISTRICT, CITY OF ATLANTA, FULTON COUNTY, STATE OF GEORGIA; SAID TRACT OR PARCEL OF LAND IS MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF WESTERN AVENUE (30 FEET RIGHT-OF-WAY WIDTH) WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE (90 FEET RIGHT-OF-WAY WIDTH) AND RUNNING:

THE NEXT 3 COURSES AND DISTANCES ALONG THE NORTHERLY LINE OF WESTERN AVENUE

1. NORTH 88 DEGREES, 47 MINUTES, 44 SECONDS WEST, 347.05 FEET TO A POINT; THENCE
2. SOUTH 88 DEGREES, 37 MINUTES, 25 SECONDS WEST, 68.86 FEET TO A POINT; THENCE
3. NORTH 89 DEGREES, 29 MINUTES, 51 SECONDS WEST, 650.31 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF VINE STREET (30 FEET RIGHT-OF-WAY WIDTH); THENCE
4. NORTH 00 DEGREES, 21 MINUTES, 50 SECONDS EAST, 264.90 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF VINE STREET TO A POINT; THENCE
5. SOUTH 89 DEGREES, 24 MINUTES, 10 SECONDS EAST, 460.00 FEET TO A POINT; THENCE
6. NORTH 00 DEGREES, 58 MINUTES, 58 SECONDS EAST, 16.02 FEET TO A POINT; THENCE
7. SOUTH 33 DEGREES, 38 MINUTES, 13 SECONDS EAST, 15.56 FEET TO A POINT; THENCE
8. SOUTH 58 DEGREES, 28 MINUTES, 12 SECONDS EAST, 140.74 FEET TO A POINT; THENCE
9. NORTH 84 DEGREES, 03 MINUTES, 34 SECONDS EAST, 91.11 FEET TO A POINT; THENCE
10. SOUTH 88 DEGREES, 34 MINUTES, 00 SECONDS EAST, 62.73 FEET TO A POINT; THENCE
11. NORTH 04 DEGREES, 04 MINUTES, 18 SECONDS WEST, 2.25 FEET TO A POINT; THENCE
12. NORTH 85 DEGREES, 00 MINUTES, 15 SECONDS EAST, 174.18 FEET TO AN IRON PIN FOUND ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE; THENCE

THE NEXT 5 COURSES AND DISTANCES ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF NORTHSIDE DRIVE.

13. ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 80.70 FEET AND A RADIUS OF 883.34 FEET, SAID CURVE BEING SUBTENDED BY A CHORD OF 80.67 FEET AND A BEARING OF SOUTH 31 DEGREES, 27 MINUTES, 18 SECONDS EAST; THENCE
14. SOUTH 34 DEGREES, 09 MINUTES, 54 SECONDS EAST, 51.37 FEET TO A POINT; THENCE
15. SOUTH 00 DEGREES, 40 MINUTES, 34 SECONDS EAST, 19.40 FEET TO A POINT; THENCE
16. SOUTH 89 DEGREES, 23 MINUTES, 08 SECONDS, EAST 13.03 FEET TO A POINT; THENCE
17. SOUTH 34 DEGREES, 09 MINUTES, 54 SECONDS EAST, 115.20 FEET TO THE POINT OF BEGINNING.

SAID PARCEL BEING A PORTION OF TRACT D AND CONTAINING 5.4168 ACRES (235,955 SQ.FT.) OF LAND, MORE OR LESS.

2-02-45

